



LOCATION MAP  
N.T.S.

LEGEND

---	PROPERTY LINE
---	SETBACK LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	PROPOSED RETAINING WALL
②	NUMBER OF PARKING SPACES PER ROW
⊗	EXISTING FIRE HYDRANT
⊗	WATER METER
⊗	EXISTING SAN. SWR. MANHOLE
BL	BL = BUILDING LINE SETBACK
BFR	BFR = BARRIER FREE RAMP

SITE DATA SUMMARY TABLE

ZONING	PD-211
PROPOSED USE	OPEN SPACE / AMENITY CENTER
LOT AREA / SQ. FT. AND AC	2.62 ACRES 114,040 SQ. FT.
BUILDING AREA	AMENITY CENTER MECHANICAL & STORAGE 4,672 SQ. FT. 332 SQ. FT.
BUILDING HEIGHT	AMENITY CENTER MECHANICAL & STORAGE 1 STORY, 29'-6" 1 STORY, 11.5 FEET
LOT COVERAGE	4.4%
PARKING (RESIDENTIAL AMENITY CENTER - 1 SPACE FOR EACH 25 DWELLING UNITS)	REQUIRED: 22 PROVIDED: 27
HANDICAP PARKING	REQUIRED: 2 PROVIDED: 2
IMPERVIOUS AREA (EXCLUDING BUILDING AREA)	35,450 SF

NOTES:  
HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.

CITY OF FRISCO SITE PLAN NOTES

CITY OF FRISCO SITE PLAN NOTES

ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

PLANNING DEPARTMENT

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
- OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE COMPREHENSIVE ZONING ORDINANCE.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE CITY.
- ALL ELEVATIONS SHALL COMPLY WITH APPLICABLE OVERLAY DISTRICT REQUIREMENTS.
- REMOVAL, TRANSPLANTING, PROTECTION AND OR MITIGATION OF PROTECTED TREES, SHALL COMPLY WITH THE COMPREHENSIVE ZONING ORDINANCE. TREE SURVEYS AND TREE PROTECTION ARE SUBJECT TO CITY INSPECTION AND APPROVAL.

FIRE DEPARTMENT

- BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
- TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
- SPEED BUMPS ARE NOT PERMITTED WITHIN A FIRELANE.

BUILDING INSPECTIONS

- HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
- ALL SIGNAGE IS SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
- ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING INSPECTION DIVISION'S APPROVAL.

ENGINEERING

- SIDEWALKS AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER CITY STANDARDS.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
- SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.

PARKS DEPARTMENT

- ALL SUBDIVISIONS OR ADDITIONS ARE REQUIRED TO IDENTIFY ANY EXISTING OR PROPOSED BODIES OF WATER OR WETLANDS WITHIN THE PROPOSED SUBDIVISION OR ADDITION. ALL NECESSARY PERMITS REQUIRED FOR DEVELOPMENT SHALL BE SECURED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- FOUR-INCH (4") SLEEVES FOR IRRIGATION LINES AND ELECTRICAL SERVICE SHALL BE INSTALLED IN STREET MEDIANS.
- ALL RIGHT-OF-WAY AREAS SHALL HAVE EIGHT (8") INCHES OF TOPSOIL PRIOR TO ACCEPTANCE BY THE CITY.

WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	SAN. SEW. LINE
①	EXISTING DOMESTIC	1"	1	4"
②	EXISTING IRRIGATION	1"	1	N/A

FLOOD STATEMENT

NO FLOODPLAIN EXISTS ON THIS SITE. ACCORDING TO COMMUNITY PANEL NO. 4808502265 G, DATED JANUARY 19, 1998 FOR COLLIN COUNTY, TEXAS THIS PROPERTY IS LOCATED IN ZONE A AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

**Kimley-Horn and Associates, Inc.**  
Tel. No. (972) 335-3580  
Frisco, Texas 75034  
State of Texas Registration No. 928

PRELIMINARY

FOR REVIEW ONLY  
Not for construction or permit purposes

Engineer: Frank G. Abbott  
P.E. No. 72881 Date: 3/25/09

**NEWMAN VILLAGE  
PHASE ONE  
DISCOVERY CENTER**  
CITY OF FRISCO, DENTON COUNTY, TEXAS

SITE PLAN

**SITE PLAN  
DISCOVERY CENTER  
NEWMAN VILLAGE PHASE ONE  
LOT 1, BLOCK M**  
SP09-0001

**2.62 ACRES**  
**J. MASTERS SURVEY, ABSTRACT NO. 831**  
**CITY OF FRISCO, DENTON COUNTY, TEXAS**

**OWNER/APPLICANT: ENGINEER:**

Darling Frisco Partners, Ltd.  
2500 Legacy Drive, Suite 100  
Frisco, TX 75034  
Tel (469) 252-2200  
Fax (972) 624-4106

**SURVEYOR:**

Kimley-Horn & Associates, Inc.  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
Tel (972) 335-3580  
Fax (972) 335-3779  
Contact: Trey Braswell

Kimley-Horn & Associates, Inc.  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
Tel (972) 335-3580  
Fax (972) 335-3779  
Contact: Dana Brown

Date: March 25, 2009

Scale: AS SHOWN

Designed by: TBB

Drawn by: TBB

Checked by: FGA

Date: March 25, 2009

Project No. 067293001

SHEET

1

OF

1